

Arun Business Centre,  
Littlehampton Marina, Littlehampton,  
West Sussex, BN17 5DS



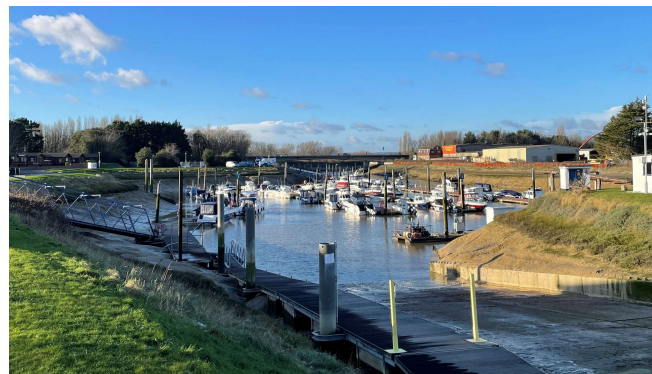
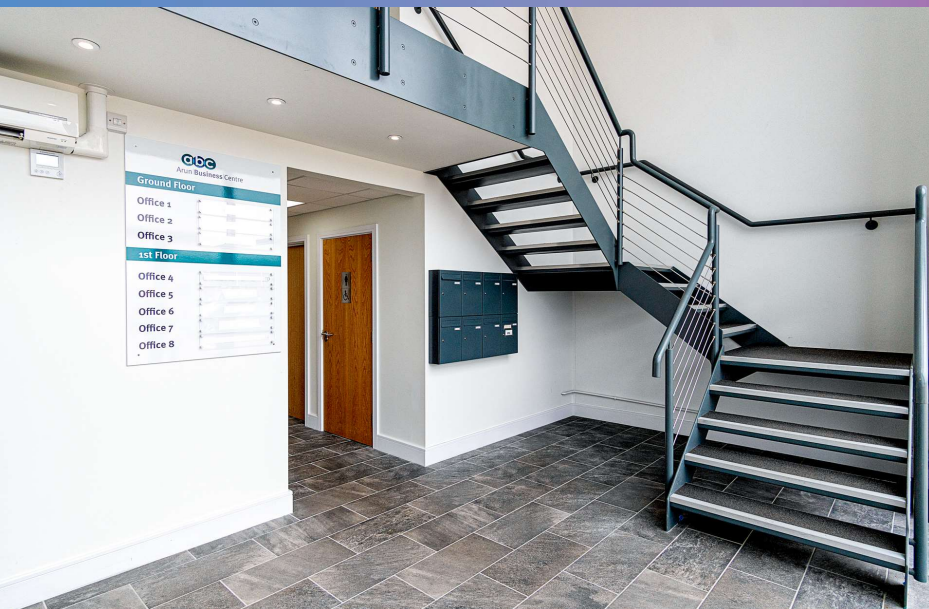
**OFFICES**

523 Sq Ft  
(48 Sq M)

**RENT: £1,320 PCM**

Well Presented  
Serviced Office  
Suite with Parking  
on Picturesque  
Marina

- + Ground Floor Office Suite
- + Communal Kitchen & WC Facilities
- + Situated on Private Marina
- + Flexible Terms Available
- + Rarely Available with Excellent Common Parts
- + Suit New or Expanding Business Looking For Low Overheads
- + Viewing Highly Recommended



## Location

Littlehampton Marina is located on the west bank of the River Arun on the West Sussex coastline. Located a few minutes walk from the railway station (over the footbridge) with its regular services along the southcoast and north to London. Littlehampton town centre with its array of eateries, retail outlets and seafront are a short walk away. The Marina is within close proximity of the A259 & A27 roads. Littlehampton is a seaside resort in the Arun District of West Sussex with neighbouring towns including Worthing (9 miles east), Bognor Regis (8 miles west) & Arundel (5 miles north).

## Description

Arun Business Centre provide serviced office accommodation managed by the owners of Littlehampton Marina and Arun Self Storage. If businesses are looking for flexibility then Arun Business Centre contains 8 individual serviced offices which are available on flexible short or long term agreements. Key features include:

- Well Presented & Professional Looking Serviced Offices
- Inclusive of Services & Rates
- Shared Reception, Kitchen & WCs
- Secure Parking For Tenants & Visitors
- 24 Hour Access & On-Site Security

## Accommodation & Availability

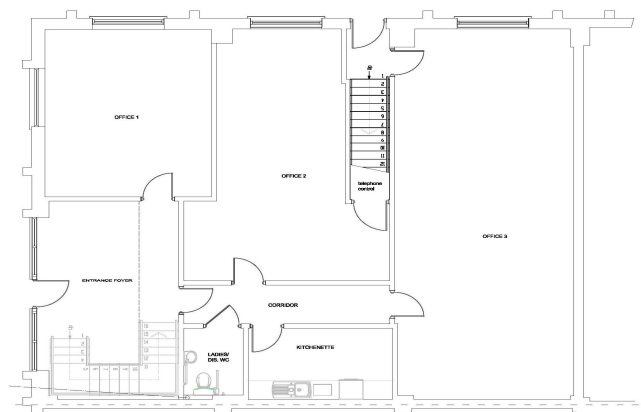
	SQ FT	SQM	RENT (PCM)
Office 3 (Ground Floor)	523	48	£1,320
<b>Total</b>	<b>523</b>	<b>48</b>	

## Rental Fees

Rents are inclusive of rates, heating, lighting, air conditioning, business rates, electricity, water, telephone, broadband, 24 hour marina security and maintenance & car parking on-site. Please note that calls to numbers starting 01, 02, 03 and all mobile numbers are included within the fee.

## Terms

The offices are available on either short or long term agreements with terms to be negotiated and agreed.



## Summary

- + **Rent** - £1,320 per calendar month . This is an all inclusive fee
- + **VAT** - Not to be charged on the fees
- + **Legal Fees** - Each party to bear their own costs (if required)
- + **EPC Rating** - D77

## Viewing & Further Information

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